

CITY OF AUSTIN

CASE # 2011-062992 R  
PLAN REVIEW # \_\_\_\_\_

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 7822 WOOLDRIDGE DR

LEGAL DESCRIPTION: Subdivision - 60'x130' Jones & Sedwick

Lot(s) \_\_\_\_\_ Block 3 Outlot \_\_\_\_\_ Division \_\_\_\_\_

LAND STATUS DETERMINATION CASE NUMBER (if applicable) \_\_\_\_\_

I We Jeff Burger/Betty Kent on behalf of myself ourselves as authorized agent for  
\_\_\_\_\_ affirm that on Jan 12, 2011.

hereby apply for a hearing before the Residential Design and Compatibility Commission  
for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
- \_\_\_\_\_ Maximum Linear feet of Gables protruding from setback plane
- \_\_\_\_\_ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

\_\_\_\_\_ Side Wall Length Articulation  
(Please describe request. Please be brief but thorough).

We request an increase in FAR to approx. 45% to be  
consistent with the existing usage of the site -  
from max allowance of 3132 sf to 3600 sf (45%)

in a SF-3 zoning district.

**Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) -  
case goes to RDCC first. National Register Historical District (NRHD) Overlay:  
without H or HD - case goes to Historic Landmark Commission first.**

**CITY OF AUSTIN  
APPLICATION TO THE RESIDENTIAL DESIGN  
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**REASONABLE USE:**

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

Reasonable use would allow the same square footage as the original structure. We estimate the traditional usage consisted of a 2800 sq ft structure permitted in 1964 & an approx. 800 sq ft 2 story garage/storage structure permitted in 1958 for a total of 3600 sq ft.

**REQUEST:**

2. The request for the modification is unique to the property in that:

We request 3600 sq. ft. of FAR (approx. 45%). This is unique to the property as being consistent with the existing usage of the site.

**AREA CHARACTER:**

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Our new building will be the same style as the existing structure, will complement the nearby historic Bohm house (1939 ART DECO) and other 1940's era international style homes in the immediate neighborhood.

**CITY OF AUSTIN  
APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION**

**GENERAL MODIFICATION WAIVER**

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 2601 Maria Anna Rd.

City, State Austin, TX Zip 78703

Phone 323-0331 Printed Name JEFF BARGER

Signature Jeffrey L Barger Date 1/12/11

**OWNER'S CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 2601 Maria Anna Rd.

City, State Austin, TX Zip 78703

Phone 323-0331 Printed Name JEFF BARGER

Signature Jeffrey L Barger Date 1/12/11

## CITY OF AUSTIN

## RESIDENTIAL PERMIT APPLICATION "A"

BP Numbr PR-11-002992-R

Building Permit No. \_\_\_\_\_

Plat No. \_\_\_\_\_

Date 1-12-11Reviewer Darren Cain

## PRIMARY PROJECT DATA

Service Address 2822 Woodbridge Dr.Tax Parcel No. 021700002-0000

Legal Description \_\_\_\_\_

Lot \_\_\_\_\_ Block 3 Subdivision 60x130 Jones & Sedwick Section \_\_\_\_\_ Phase \_\_\_\_\_

If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_

(attach final approved copies of subdivision and site plan)

**If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.**

Description of Work \_\_\_\_\_

☐ New Residence \_\_\_\_\_☒ Duplex \_\_\_\_\_☐ Garage ☐ attached ☐ detached \_\_\_\_\_☐ Carport ☐ attached ☐ detached \_\_\_\_\_☐ Pool \_\_\_\_\_Zoning (e.g. SF-1, SF-2...) SF-3 N/P- Height of Principal building 28 ft. # of floors 2 Height of Other structure(s) 20.5 ft. # of floors 1- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. **If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.**- Does this site have a septic system? ☐ Yes ☒ No. **If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.**Does this site have a Board of Adjustment ruling? ☒ Yes ☐ No If yes, attach the B.O.A. documentationWill this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ NoDoes this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ NoIs this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ NoVALUATIONS FOR  
REMODELS ONLY

Building \$ \_\_\_\_\_

Electrical \$ \_\_\_\_\_

Mechanical \$ \_\_\_\_\_

Plumbing \$ \_\_\_\_\_

Driveway/

Sidewalk \$ \_\_\_\_\_

TOTAL \$ \_\_\_\_\_

(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION  
OR ADDITIONS ONLYLot Size 7830 sq.ft.Job Valuation - Principal Building \$ 310,000  
(Labor and materials)Job Valuation - Other Structure(s) \$ 40,000  
(Labor and materials)

## TOTAL JOB VALUATION

(sum of remodels and additions)

\$ 380,000

(Labor and materials)

## PERMIT FEES

(For office use only)

## NEW/ADDITIONS REMODELS

Building \$ \_\_\_\_\_ \$ \_\_\_\_\_

Electrical \$ \_\_\_\_\_ \$ \_\_\_\_\_

Mechanical \$ \_\_\_\_\_ \$ \_\_\_\_\_

Plumbing \$ \_\_\_\_\_ \$ \_\_\_\_\_

Driveway

&amp; Sidewalk \$ \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL \$ \_\_\_\_\_ \$ \_\_\_\_\_

## OWNER / BUILDER INFORMATION

OWNER Name JEFFREY L. BARGER / BETTY TRENTTelephone (h) 323-0331(w) 323-0331BUILDER Company Name JEFFREY BARGERTelephone ABVContact/Applicant's Name ABV

Pager \_\_\_\_\_

DRIVEWAY/  
SIDEWALK Contractor ROSARIO ALVITAEFAX ABVTelephone ABVCERTIFICATE OF  
OCCUPANCY Name JEFFREY L. BARGERTelephone 323-0331Address 2601 MARIA ANNA RDCity AUSTIN ST TX ZIP 78703

If you would like to be notified when your application is approved, please select the method:

telephone \_\_\_\_\_ e-mail: \_\_\_\_\_

You may check the status of this application at [www.ci.austin.tx.us/development/pierivr.htm](http://www.ci.austin.tx.us/development/pierivr.htm)

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE Jeffrey L. Banger DATE 1/4/11

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) \_\_\_\_\_

**Rejection Notes/Additional Comments (for office use only):**

SF3<sup>1/4</sup> Old West Austin N/P  
LSD -  
LMC - Landmark Commission Review  
RDS - (McMansion)  
HSPA -  
WTR-WW -  
Demo w/ Lei Pernie  
RDCC - for FAR Waiver Request

Service Address \_\_\_\_\_  
Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 <sup>st</sup> floor conditioned area	_____ sq.ft.	<u>1593.4</u> sq.ft.
b. 2 <sup>nd</sup> floor conditioned area	_____ sq.ft.	<u>1575.6</u> sq.ft.
c. 3 <sup>rd</sup> floor conditioned area	_____ sq.ft.	_____ sq.ft.
d. Basement	_____ sq.ft.	_____ sq.ft.
e. Garage / Carport	_____ sq.ft.	_____ sq.ft.
_____ attached	_____ sq.ft.	_____ sq.ft.
<input checked="" type="checkbox"/> detached	_____ sq.ft.	_____ sq.ft.
f. Wood decks [must be counted at 100%]	_____ sq.ft.	<u>600.1</u> sq.ft.
g. Breezeways	_____ sq.ft.	_____ sq.ft.
h. Covered patios	_____ sq.ft.	<u>90.</u> sq.ft.
i. Covered porches	_____ sq.ft.	<u>594.7</u> sq.ft.
j. Balconies	_____ sq.ft.	_____ sq.ft.
k. Swimming pool(s) [pool surface area(s)]	_____ sq.ft.	_____ sq.ft.
l. Other building or covered area(s)	_____ sq.ft.	_____ sq.ft.
Specify _____	_____ sq.ft.	_____ sq.ft.
<b>TOTAL BUILDING AREA</b> (add a. through l.)		_____ sq.ft. <u>4533.0</u> sq.ft.

<b>TOTAL BUILDING COVERAGE ON LOT</b> (subtract, if applicable, b., c., d., k. and f. if uncovered)	<u>2958.2</u> sq.ft.
	<u>37.8</u> % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>2958.2</u> sq.ft.
b. Driveway area on private property	<u>397.5</u> sq.ft.
c. Sidewalk / walkways on private property	<u>144</u> sq.ft.
d. Uncovered patios	_____ sq.ft.
e. Uncovered wood decks [may be counted at 50%]	_____ sq.ft.
f. Air conditioner pads	_____ sq.ft.
g. Concrete decks	<u>18</u> sq.ft.
h. Other (specify) _____	_____ sq.ft.
	_____ sq.ft.
<b>TOTAL IMPERVIOUS COVERAGE</b> (add a. through h.)	
	<u>3517.7</u> sq.ft.
	<u>44.9</u> % of lot

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION 'D'**  
**FLOOR AREA RATIO INFORMATION**

**TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.**

Service Address 2822 WOODBRIDGE DR.  
Applicant's Signature Jeffrey H. Barges Date 1/14/11

**GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.**

	Existing	New / Addition
<b>I. 1<sup>st</sup> Floor Gross Area</b>		
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	_____ sq.ft.	<u>1593.4</u> sq.ft.
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	_____ sq.ft.	_____ sq.ft.
c. <b>TOTAL (add a and b above)</b>	_____ sq.ft.	<u>1593.4</u> sq.ft.
<b>II. 2<sup>nd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	_____ sq.ft.	<u>1575.6</u> sq.ft.
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	_____ sq.ft.	_____ sq.ft.
f. <b>TOTAL (add d and e above)</b>	_____ sq.ft.	<u>1575.6</u> sq.ft.
<b>III. 3<sup>rd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq.ft.	_____ sq.ft.
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	_____ sq.ft.	_____ sq.ft.
i. <b>TOTAL (add g and h above)</b>	_____ sq.ft.	_____ sq.ft.
<b>IV. Basement Gross Area</b>		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	_____ sq.ft.	_____ sq.ft.
<b>V. Garage</b>		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	_____ sq.ft.	_____ sq.ft.
l. <input checked="" type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)	_____ sq.ft.	<u>230</u> sq.ft.
<b>VI. Carport</b> (open on two or more sides without habitable space above it subtract 450 square feet)	_____ sq.ft.	_____ sq.ft.
<b>VII. TOTAL</b>	_____ sq.ft.	<u>3399.0</u> sq.ft.

<b>TOTAL GROSS FLOOR AREA</b> (add existing and new from VII above)	<u>3399</u> sq. ft.
<b>GROSS AREA OF LOT</b>	<u>7860</u> sq. ft.
<b>FLOOR AREA RATIO</b> (gross floor area / gross area of lot)	<u>.434</u> sq. ft.

If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is the highest habitable portion of the building; and
- e. Fifty percent or more of the area has a ceiling height of seven feet or less.

OAKHURST AVE

↓ STORM DRAIN

EX. CONC. PAD

N 28° 0' 58" E 60.07'

CONC. FR.

29'-0"

DETACHED GARAGE

48'-11" 592'

15' SETBACK PER VARIANCE

DRAIN 590.4'

BREEZEWAY

AE APPROVED

JAN 19 2011

19-213

JGM

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

NORTH

SITE PLAN 1"=20'

ZB22 WOOLDRIDGE DR  
JONES & SEDWICK SUBDIV.  
OF THE GEORGE W.  
SPEED LEAGUE

2'x3' STEPPING STONES

WOOLDRIDGE DR

40' SEGMENT HIGH POINT 590.8'

16'-2"

35'-8"

N 63° 02' 15" W 129.88'

592'

N 63° 02' 15" W

592'

593'

594'

593'

594'

593'

594'

593'

594'

593'

594'

593'

594'

593'

594'

593'

594'

593'

594'

593'

594'

HIGH POINT 592.2"

TBM # IN CURB 594.83'

S 29° 07' 35" W

60.04'

592' (E)

S 63° 00' 39" E 130.87'

590'

591'

592'

593'

594'

593'

594'

593'

594'

593'

594'

593'

594'

593'

594'

593'

594'

593'

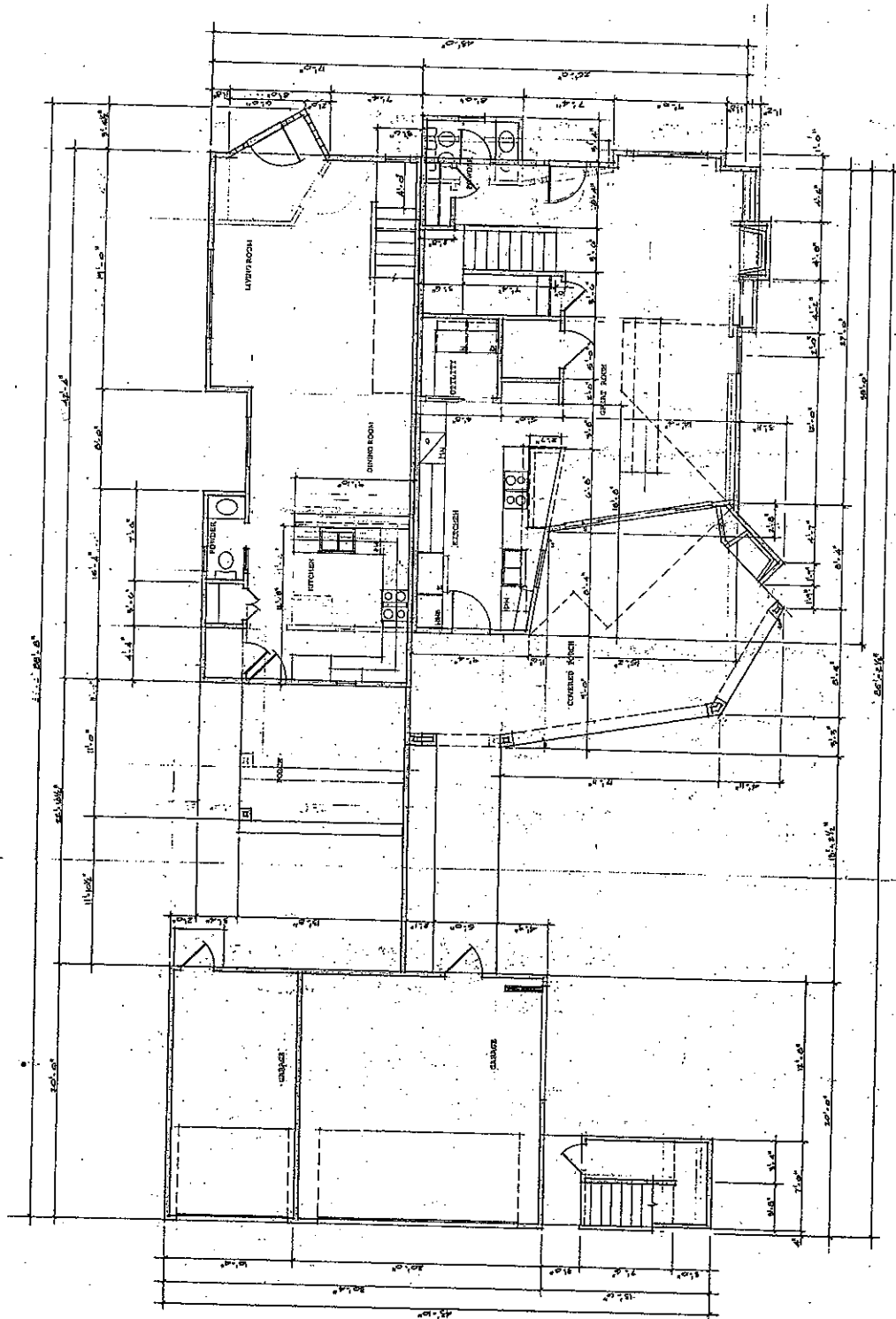
594'

593'

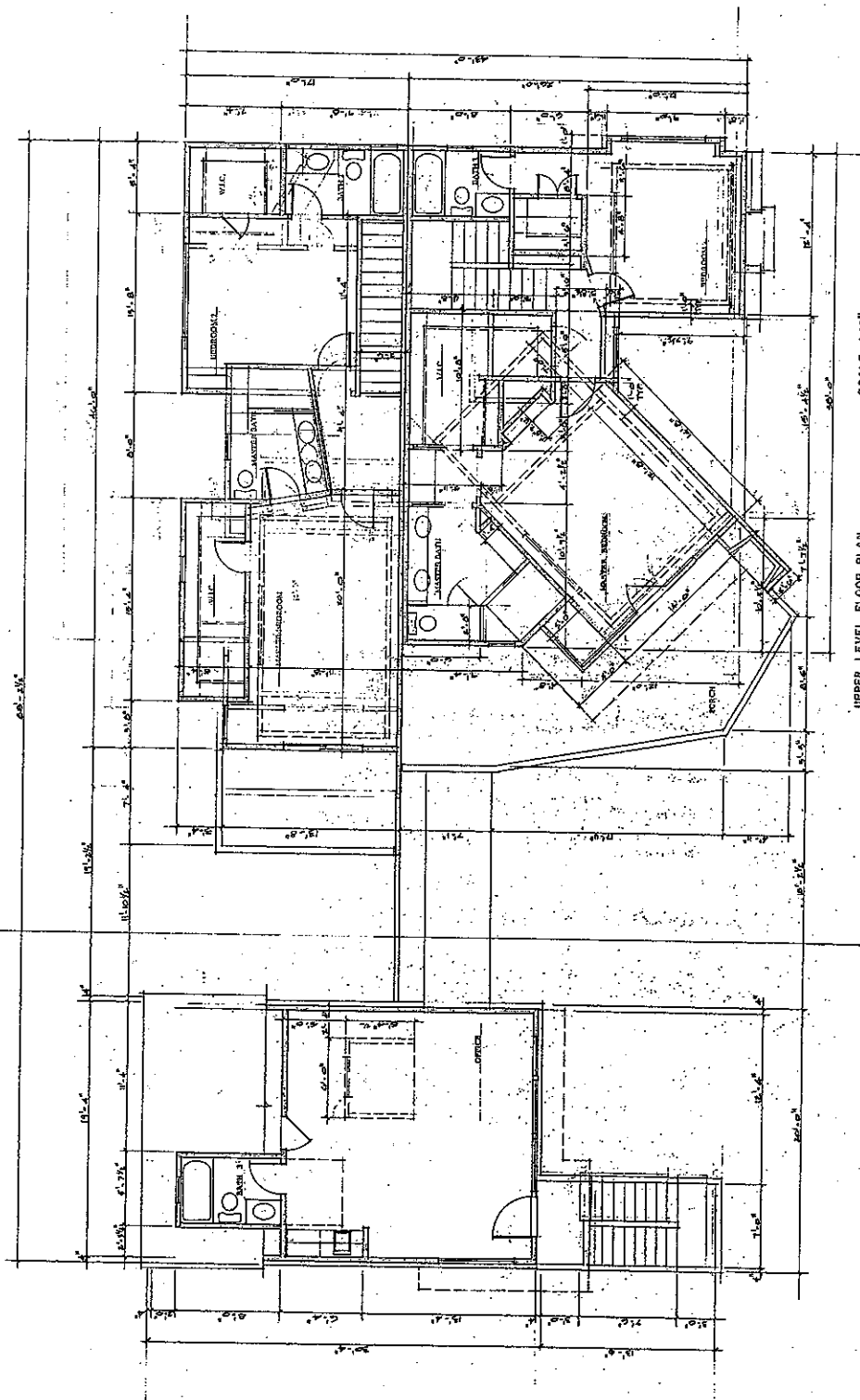
594'

25' SETBACK

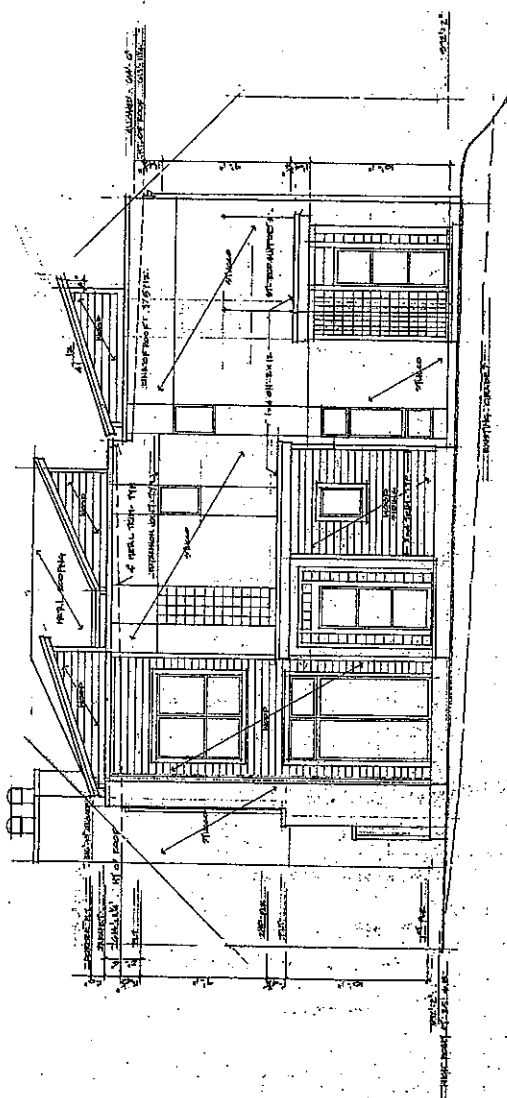




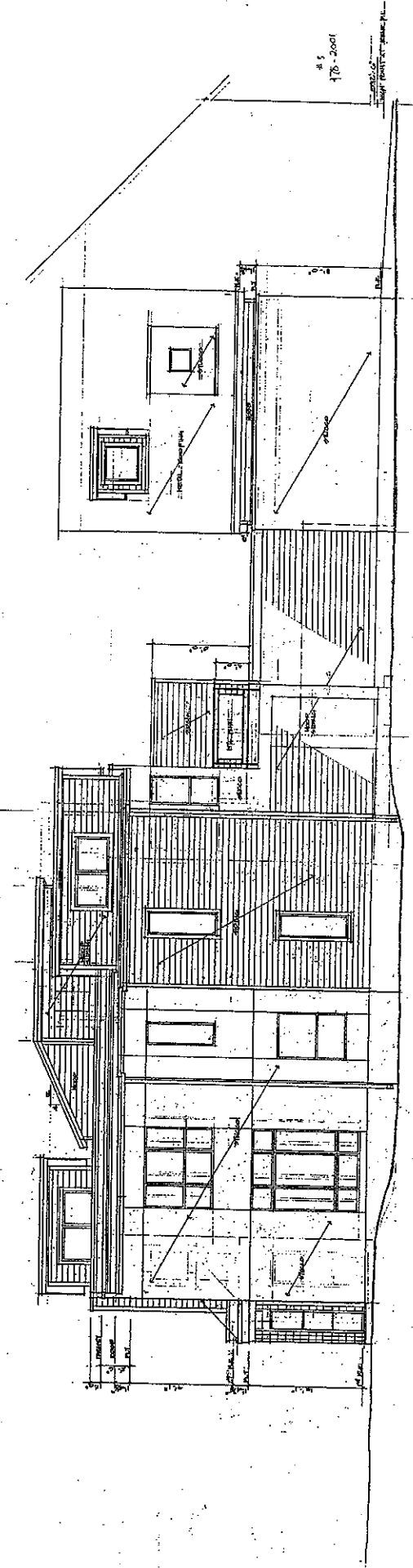
LOWER LEVEL FLOOR PLAN SCALE 1/4"



UPPER LEVEL FLOOR PLAN SCALE 1/20"

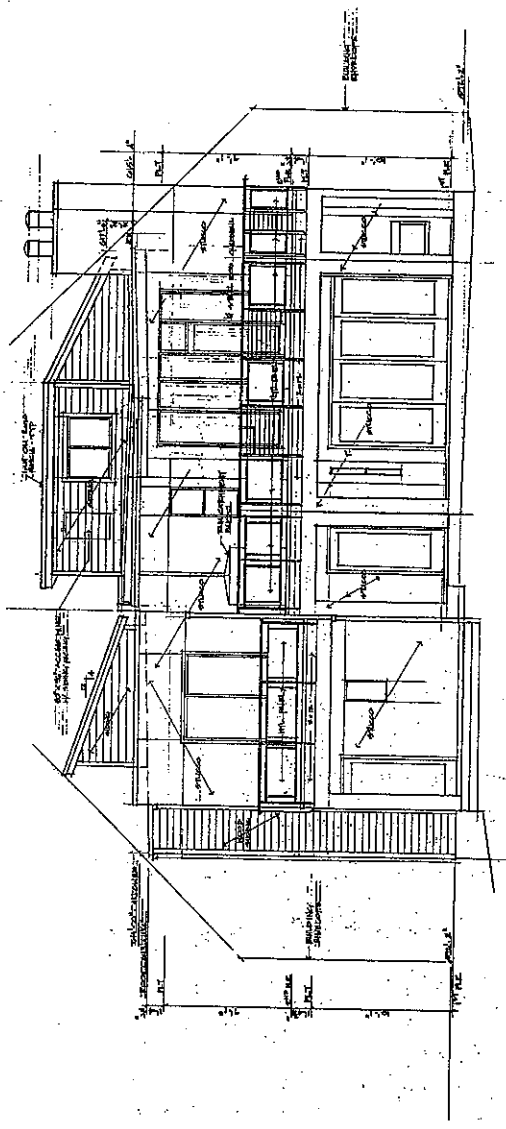


FRONT ELEVATION SCALE 1/8"

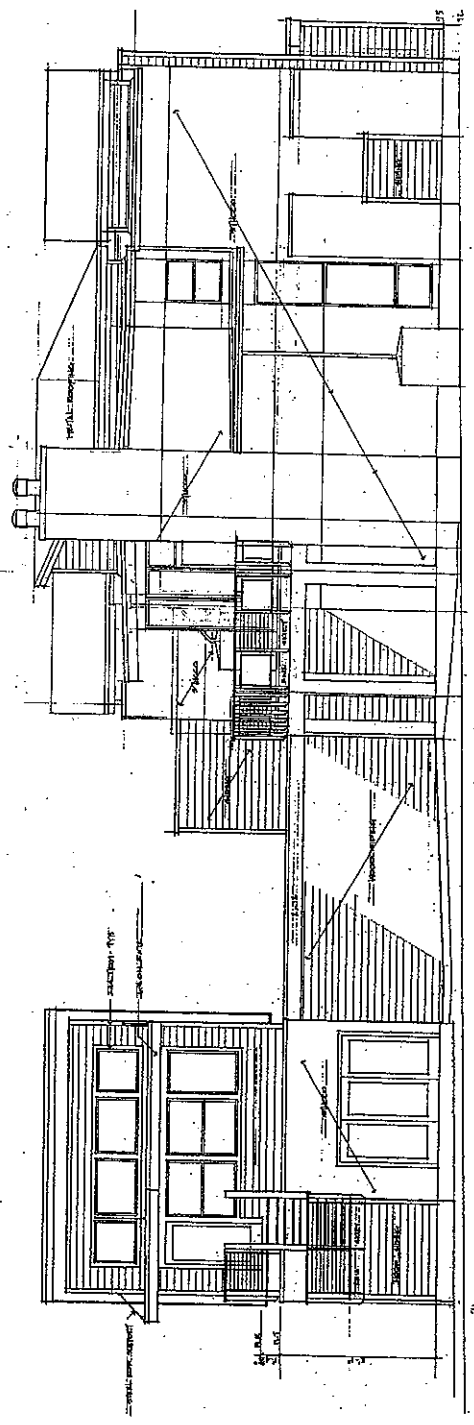


RIGHT ELEVATION SCALE 1/8"

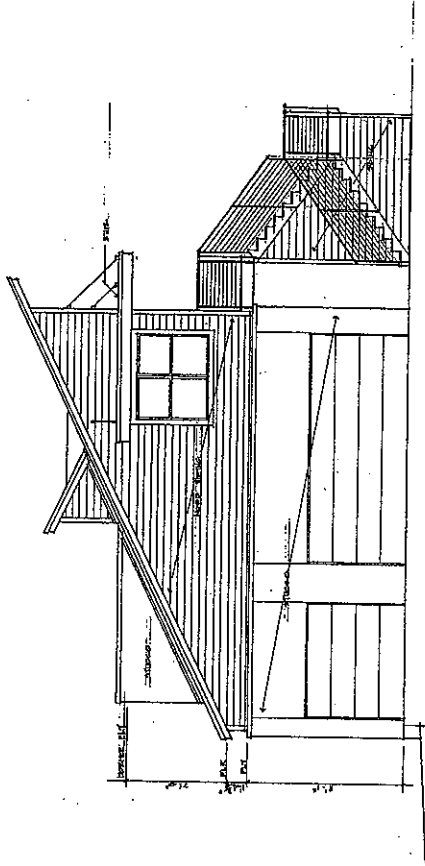
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178-2001



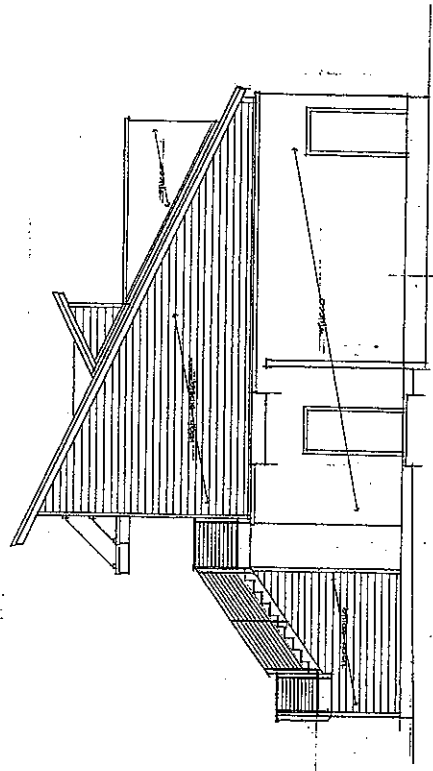
REAR ELEVATION SCALE 1/4"



LEFT ELEVATION SCALE 1/8"



REAR ELEVATION SCALE 1/4" = 1'-0"



FRONT ELEVATION SCALE 1/4" = 1'-0"

ADDRESS: 2822 Woold Ave Dr PERMIT 9289C PLAT 62

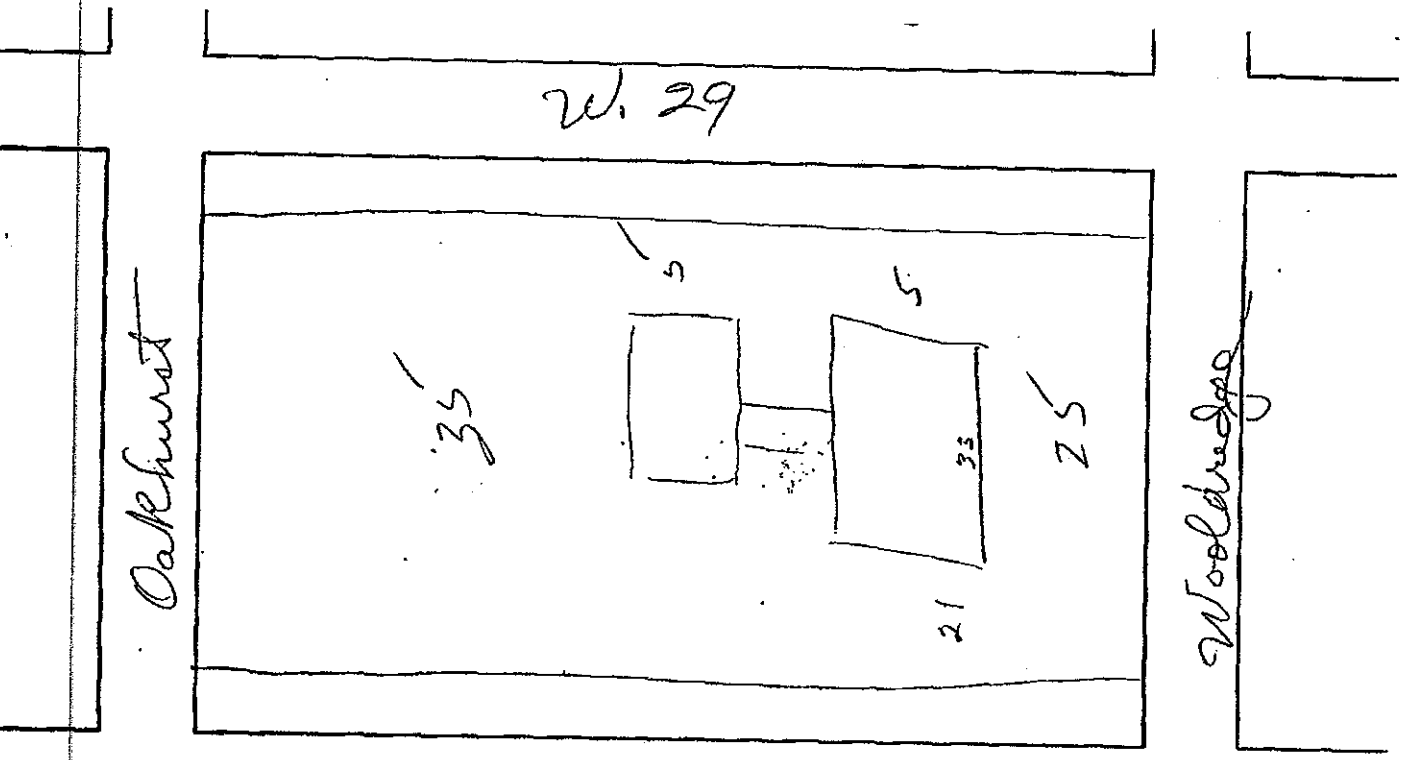
LOT: BLOCK SUB. OUTLOT

IRE ZONE 3 USE DIST: A 1 OCCUPANCY: Duplex + att CP

LAYOUT			FRAMING			FINAL		ROOF OVERHANG	
9/20/64	PRINC. BLDG.	ACC. BLDG.	9/9/64	PRINC. BLDG.	ACC. BLDG.	10/2/64	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.
FOUNDATION	2		FLOOR JOIST SIZE & O.C.		2x10 16	NECESSARY BLDG. CONN.			ACC. BLDG.
R. SETBACK	25		CEILING JOIST SIZE & O.C.	2x10 16	2x10 16	ROOM VENTILATION	12/1		PAVED PARKING
OTL & MIN. SIDE YD.	25 5		STUD SIZE & O.C.	2x4 16	-	STAIRS REQ. & NO.			
IDE STREET ARD			MASONRY WALL			ATTIC FIRE STOPS REQ.			

OWNER: Howard Brunson CONTRACTOR: H E Carter

33.4 x 68.6 - 509 + 33.4 x 34.6 = 2920



INSPECTOR

Permit History

Ed Watson

2822 Wooldridge

62 H. E. Copeland

Unplatted

Move a bldg on lot & create 2nd story of gar.  
for storage.

68303 1/20/58

900.00

Not Selected

none

Frame bldg. to be added to second story of pres. garage  
and to be used strictly as a private storage.

STORAGE FROM: 1202 Koenig Lane

Permit History

OWNER Giward Brunson ADDRESS 2822 Woolridge r.

FLAT 62 LOT H. E. Copeland BLK

SUBDIVISION Unplatted

OCCUPANCY 2 story frame duplex and att c.p.

BLD PERMIT # 92890 DATE 8-3-64 OWNERS   
ESTIMATE 23000.00

CONTRACTOR H. C. Carter NO. OF FIXTURES 20

WATER TAP REC # E 42538 SEWER TAP REC # 42634

DUPLEX - Interior baths to be mech vented to outside

Solid fence not to average more than 6' in height &

in no event exceed 7' at any point

Permit History



**ONE STOP SHOP**  
**505 Barton Springs**  
**Austin, Texas 78701**

(512) 974-2632 phone  
(512) 974-9112 phone  
(512) 974-9779 fax  
(512) 974-9109 fax



**Austin Energy**  
**Electric Service Planning Application (ESPA)**  
**For Residential and Commercial "SERVICE ONLY"**  
**Under 350 amps 1 $\phi$  or 225 amps 3 $\phi$**

☐ Check this box if  
this is for a  
building permit  
only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request \_\_\_\_\_ Phone \_\_\_\_\_

Email \_\_\_\_\_ Fax \_\_\_\_\_

Project Name New 2 sty Duplex ☐ New Construction ☐ Remodeling

Project Address 2822 Wooldridge Dr **OR**

Legal Description 60x130 Blk 3 Jones & Sedwick Lot \_\_\_\_\_ Block \_\_\_\_\_

Requested Service Duration: ☐ Permanent Service ☐ Construction Power/Temp Service  
(Usually less than 24 months)

Who is your electrical service provider? ☐ AE ☐ Other \_\_\_\_\_

☐ Overhead or ☐ Underground Voltage \_\_\_\_\_ ☐ Single-phase (1 $\phi$ ) or ☐ Three-phase (3 $\phi$ )

Service Main Size(s) \_\_\_\_\_ (amps) Number of Meters? \_\_\_\_\_

AE Service Length \_\_\_\_\_ (ft.) Conductor \_\_\_\_\_ (type & size)

SqFt Per Unit \_\_\_\_\_ #Units \_\_\_\_\_ ☐ All Electric ☐ Gas & Electric ☐ Other \_\_\_\_\_

Total AC Load \_\_\_\_\_ (Tons) Largest AC unit \_\_\_\_\_ (Tons)

LRA (Locked Rotor Amps) of Largest AC Unit \_\_\_\_\_ (Amps)

Electric Heating \_\_\_\_\_ (kW) Other \_\_\_\_\_ (kW)

Comments: \_\_\_\_\_

ESPA Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

AE Representative \_\_\_\_\_ Approved: ☐ Yes ☐ No (Remarks on back) \_\_\_\_\_

Date

Phone

**Application expires 180 days after date of Approval**  
(Any change to the above information requires a new ESPA)

Version 1.1.0.0

All structures etc. must maintain 7'5"  
clearance from AE energized power  
lines. Enforced by AE & NESC codes.

**AE APPROVED**  
**JAN 19 2011**  
**19-213**  
**JGM**



**Austin Water Utility**  
**Water & Wastewater Service Plan Verification**  
(W&WW SPV)

**PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2**

Customer Name: Jeffrey Barger (Please Print or Type) Phone: 323-0331 Alternate Phone: \_\_\_\_\_  
Service Address: 2822 Woodbridge Dr  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision/Land Status: \_\_\_\_\_ Tax Parcel ID No.: 027000202000  
Existing Use: vacant ☐ single-family res. ☐ duplex ☐ garage apartment ☐ other \_\_\_\_\_  
(circle one)  
Proposed Use: vacant ☐ single-family res. ☒ duplex ☐ garage apartment ☐ other \_\_\_\_\_  
(circle one)  
Number of existing bathrooms: \_\_\_\_\_ Number of proposed bathrooms: \_\_\_\_\_  
Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes \_\_\_\_\_ No \_\_\_\_\_

**City of Austin Office Use**

Water Main size: \_\_\_\_\_ Service stub size: \_\_\_\_\_ Service stub upgrade required? \_\_\_\_\_ New stub size: \_\_\_\_\_  
Existing Meter number: \_\_\_\_\_ Existing Meter size: \_\_\_\_\_ Upgrade required? \_\_\_\_\_ New size: \_\_\_\_\_  
WW Service: Septic System/On-Site Sewage Facility (OSSF) \_\_\_\_\_ or WW Collection System \_\_\_\_\_ WW Main size: \_\_\_\_\_

**If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.**

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_  
Approved: ☐ Yes (see attached approved documents) ☐ No

**If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10<sup>th</sup> Street, Suite 715 for consultation and approval.**

&WWSPV Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_  
OSSF (if applicable) Approved by UDS (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_  
WU Representative \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_  
Approved: ☐ Yes (see attached approved documents) ☐ No

**NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.**

**Verification expires 180 days after date of Submittal**

**PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2**



CITY OF AUSTIN  
Neighborhood Planning Department  
RESIDENTIAL DEMOLITION PERMIT APPLICATION

RECEIVED

NOV - 9 2010

PAGE 3  
#2D/CHPO

BP- PR-10-09576 NRD-0-0137 HDP-X  
REFERRED BY: OWA NRHD: OWA  
☒ RELEASE PERMIT  
☐ DO NOT RELEASE PERMIT  
☐ PENDING HLC REVIEW- Steve Labourey 11-15-10  
Historic Preservation Officer Date

Ca. 1964 duplex MH25

☒ TOTAL or ☐ PARTIAL Demolition of the ☐ Single Family Residence, ☒ Duplex, ☐ Tri-plex  
or ☐ Other have been through preliminary historic review - Detached Bldg

Located at: 2822 KOOLBRIDGE DR. AUSTIN, TX. 78703 2 sty garage  
PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.) the exterior wall(s), roof or portion of wall(s) and roof to be demolished.

INSPECTIONS ARE REQUIRED FOR ALL DEMOLITION PROJECTS

Applicant's Company Name: <u>NA</u>	Owner's Company Name: <u>NA</u>
Applicant: <u>JEFFREY L. BARGER</u>	Address: <u>2601 MARIA ANNA Rd.</u>
Address: <u>2601 MARIA ANNA Rd.</u>	City: <u>AUSTIN</u>
City: <u>AUSTIN</u>	State: <u>TX</u> ZIP: <u>78703</u>
State: <u>TX</u> ZIP: <u>78703</u>	Phone: <u>(512) 771-8252</u> Fax: <u>(512) 323-0331</u>
Phone: <u>(512) 771-8252</u> Fax: <u>(512) 323-0331</u>	
Owner's Name: <u>JEFFREY L. BARGER</u>	

Please submit the following to complete this application:

- ☐ Site Plan or Survey showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 1/2" x 14". As long as the Site Plan shows the information requested, it may be hand drawn.
- ☐ Certified Tax Certificates-Travis Co. Tax Assessor's Office-5501 Airport Boulevard, 854-9473 Copies will NOT be accepted - If Tax Certificate is in a name other than the current owner, proof of ownership must be shown through connecting documents.
- ☐ Photographs - showing the structure(s) or portion of the structure(s) proposed for demolition. Digital photographs are acceptable.
- ☐ \$25 Fee per application for Historic Preservation Office Review (the Historic review will take 1 to 5 working days).

**IMPORTANT:** Verify with Watershed Protection and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit. Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road; an additional fee of \$44.00 per structure for the permit will be assessed at that time.

# RESIDENTIAL DEMOLITION PERMIT APPLICATION

PAGE 4

- ☒ No ☐ Yes - Will the proposed work require the use of City right-of-way? If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8<sup>th</sup> floor at One Texas Center 974-7180, or at <http://www.ci.austin.tx.us/rowman/index.cfm>.
- ☐ No ☒ Yes - Is the structure currently tied onto water and/or sewer services provided by the City of Austin? Please contact 494-9400 for water and sewer service information.
- ☒ No ☐ Yes - Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? If "Yes" a Tree Ordinance Review Application must be approved by the City Arborist prior to any such activity. Applications may be obtained in the Development Assistance Center, One Texas Center 974-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 974-1876, or at <http://www.ci.austin.tx.us/trees/>.

## CERTIFICATION

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review.

☐ I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application, OR

☒ As owner(s) of the above described property, I/we hereby file as the Applicant for the processing and presentation of this request. I/we shall be the principal contact with the City in processing this application.

Jeffrey L. Berger  
Owner's Signature

11/5/10  
Date

JEFFREY L. BERGER  
1<sup>st</sup> Owner's Printed Name

Betty J. Trent  
Owner's Signature

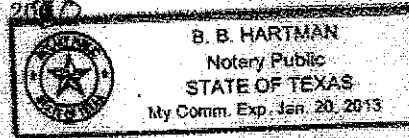
11/5/10  
Date

BETTY J. TRENT  
2<sup>nd</sup> Owner's Printed Name

Sworn and subscribed before me this 5<sup>th</sup> day of Nov., 2010

[Signature]  
Notary Public in and for the State of Texas

My commission expires on: 1-20-2013



I certify that the information provided is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid. I agree to comply with the requirements in all applicable codes. I understand that any substantial modifications or additions to this application can mean the requirement of an additional review.

I understand that no work may begin prior to review by the Historic Preservation Office and issuance of the demolition permit by the Permit Center. I understand that the Historic Preservation Office review does not imply approval of the demolition permit, and that if the structure(s) is determined to be potentially historic as defined by §25-11-214 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.

Jeffrey L. Berger  
Applicant's Signature

11/5/10  
Date

TAX CERTIFICATE  
Nelda Wells Spears  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 1057557

ACCOUNT NUMBER: 02-1700-0202-0000

PROPERTY OWNER:

BARGER JEFFREY L & BETTY J TRENT  
2703 PECOS ST  
AUSTIN, TX 78703-1005

PROPERTY DESCRIPTION:

60X130FT BLK 3 JONES & SEDWICK

ACRES

.1918 MIN%

.000000000000 TYPE

SITUS INFORMATION: 2822 WOOLDRIDGE DR

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2010	AUSTIN ISD	5,215.06
	CITY OF AUSTIN (TRAV)	1,942.79
	TRAVIS COUNTY	1,979.77
	CENTRAL HEALTH	305.59
	ACC (TRAVIS)	404.20
TOTAL SEQUENCE 0		9,847.41

TOTAL TAX:	9,847.41
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	9,847.41

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2010 EXCEPT FOR UNPAID YEARS LISTED ABOVE.  
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).  
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 11/03/2010

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: 

0

OAK, 1ST AVE

N 28° 05' 31" E 60.0'

0 12"  
HACKBERRY  
0 6"  
G.L. OAK

CONC. DRIVE

0 15" HACKBERRY  
TO BE REMOVED

25' BLDG LINE

0 2.10" CPE ELM  
TO BE REMOVED

1 STORY GARAGE

25'-4"

19'-0"

7'

0 10"  
CPE ELM

0 8" PEAR

N 63° 02' 18" W 129.87'

15' B.L.

5'-8"

16'-0"

5' B.L.

N 63° 02' 21" W 130.61'

2 STORY DUPLEX

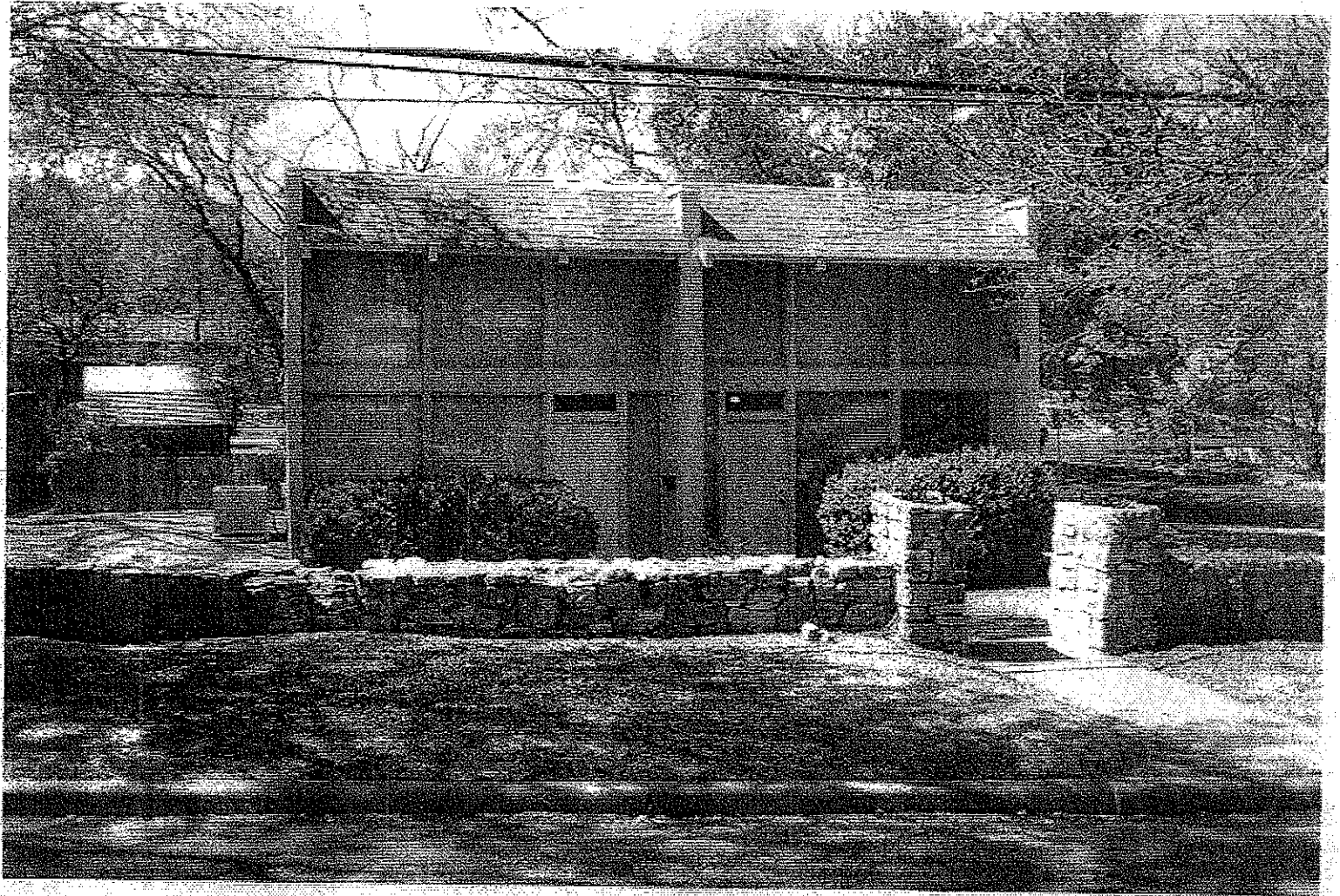
37'-2"

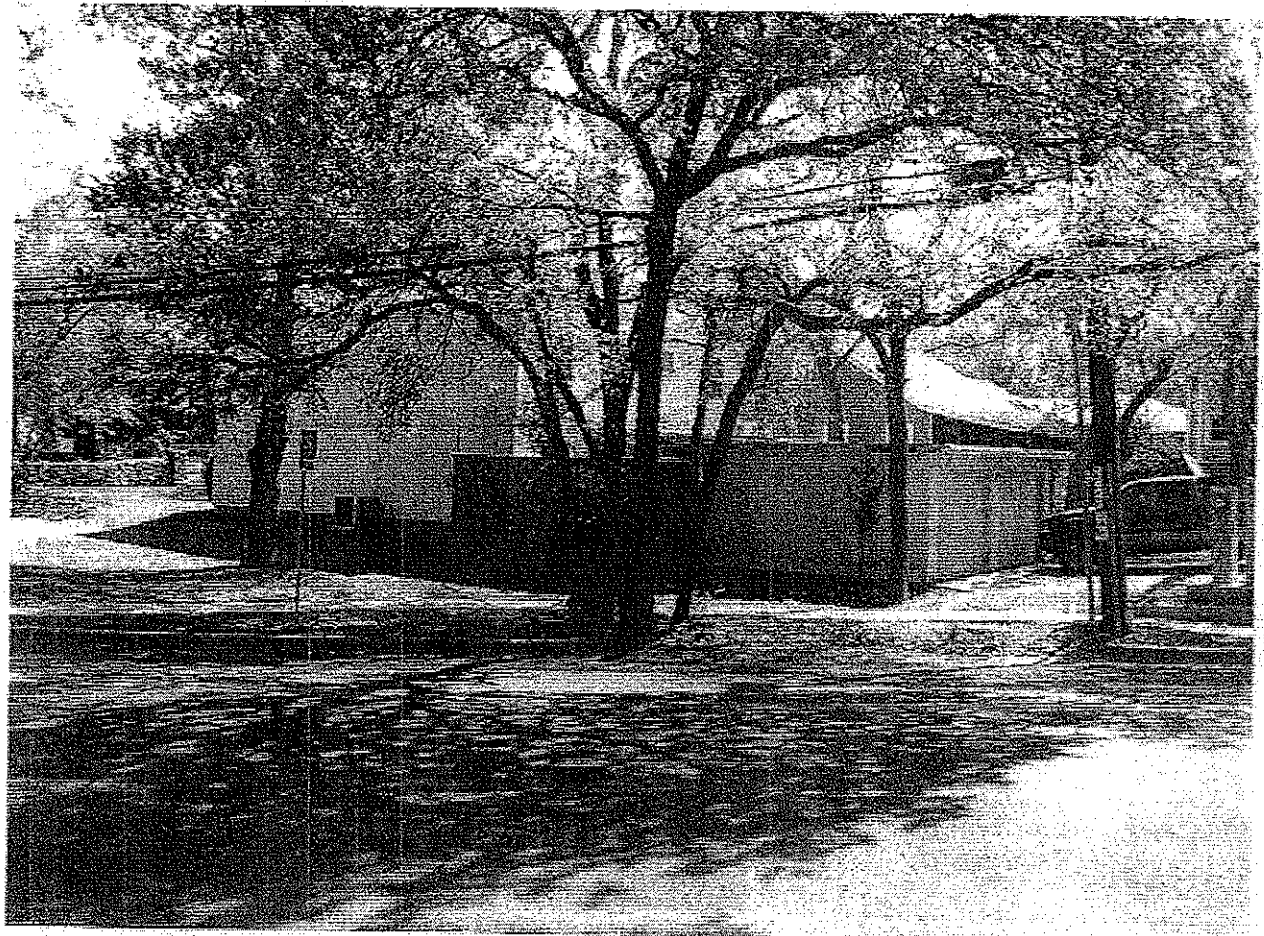
33'-1"

6'-1"

0  
CPR









Ed Watson

2822 Wooldridge Dr.

62 H. E. Copeland

Unplatted

Move a bldg on lot & create 2nd story of gar.  
for storage.

68303 1/20/58

900.00

Not Selected

none

Frame bldg. to be added to second story of pres. garage  
and to be used strictly as a private storage.

STORAGE FROM: 1202 Koenig Lane



## GeoProfile Search Results

## Zoning Review Cases

Rec	SDE.amanda_zoning_cases.CASENUM	SDE.amanda_zoning_cases.NAME	SDE.amanda_zoning_cases.ZTYPE	SDE.amanda_zoning_cases.ADDRESS
1		CENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD PLAN		
2	C14-2010-0051	WINDSOR ROAD NP	NP	

## Zoning

Rec	SDE.ZONING.ZTYPE	SDE.ZONING.OBJECTID
1	SF-3-NP	6086967

## Watersheds

Rec	SDE.WATERSHED.DCM_NAME	SDE.WATERSHED.OBJECTID_1
1	Shoal Creek	1340

## Neighborhood Association

Rec	SDE.NEIGHASSOC.NUM	SDE.NEIGHASSOC.NAME	SDE.NEIGHASSOC.OBJECTID_12
1	511	Austin Neighborhoods Council	51596
2	742	Austin Independent School District	51604
3	1037	Homeless Neighborhood Organization	51610
4	786	Home Builders Association of Greater Austin	51629
5	1113	Austin Parks Foundation	51884
6	1228	Sierra Club, Austin Regional Group	51750
7	644	Pemberton Heights Neighborhood Association	51817
8	1075	League of Bicycling Voters	51886
9	1224	Austin Monorail Project	51887
10	1236	The Real Estate Council of Austin, Inc.	52018
11	1200	Super Duper Neighborhood Objectors and Appellers Organization	52041
12	88	West Austin Neighborhood Group	62075
13	1301	Central West Austin Neighborhood Plan Area (CWANPA)	52086

## Annexation

Rec	SDE.ANNEXATION_HISTORY.CASENUM	SDE.ANNEXATION_HISTORY.ORDNUM	SDE.ANNEXATION_HISTORY.ACRES	SDE.ANNEXATION_HISTORY.DEScriptIO	SDE.ANNEXATION_HISTORY.TYPE	SDE.ANNEXATION_HISTO
1			18581.426	FULL PURPOSE ON OR BEFORE 03/14/1946	FULL	19460314

## Overlays

Rec	SDE.OVERLAYS.O_NAME	SDE.OVERLAYS.SUB_NAME	SDE.OVERLAYS.OBJECTID
1	NRHD	OLD WEST AUSTIN	10377
2	RESIDENTIAL DESIGN STANDARDS	NONE	10391
3	NEIGHBORHOOD PLANNING AREAS	WINDSOR ROAD	10528

## FEMA Floodplains

Rec	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.FLD_ZONE	SHAPE.LEN	SHAPE.AREA	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.OBJECTID
1	X	418424.146291706	330415110.005984	2336

## Watershed Classification

Rec	SDE.WATERREG.WATERNAME	SDE.WATERREG.OBJECTID
1	URBAN	6

## Jurisdiction

Rec	SDE.JURIS.CITY_NAME	SDE.JURIS.JURIS_TYPE
1	CITY OF AUSTIN	FULL PURPOSE



## Summary

## Legal

## Identification

## Entity-Exmpt

## Prop Codes

## Mtg-Permits

## Owner-Agent

## Deeds-Sales

## SplitMerge-Lnk

## Values

## Improvements

## Land

## Supp History

## Appraiser Info

## Roll History

## GIS

## Images

## RBack-ShProp

## Events

## ARB - Inquiry

## Property Info

PID: 211031  
021700002020000

## Owner Name

BARGER JEFFREY L &  
BETTY J TRENT

## Legal Description

60X130FT BLK 3 JONES & SEDWICK

## Property

State Code: A1 Create Date:

DBA:

Nbhd: Z7540 (Z7540)

Mortgage Co:

Market Value: \$425,025

Assessed Value: 425,025

Living Area: 2,310 \$/SF: 183.99

## Owner Name &amp; Address [Pct: 100.000000000000%]

BARGER JEFFREY L & BETTY J TRENT  
2601 MARIA ANNA RD  
AUSTIN, TX 78703-1626

## Exemptions:

Phone:

1 of 1

## Agents

Entity	Frz Type	Frz Year	Frz Ceiling
01			
02			
03			
NA			

Print Appraisal Card

View Plat Map

## Situation

2822 WOODRIDGE DR TX 78703



OK

Cancel

Apply

2-1700-0202



**HISTORIC LANDMARK COMMISSION  
WEDNESDAY, FEBRUARY 9, 2011 – 6:30 P.M.  
SPECIALLY-CALLED MEETING  
Room 240, One Texas Center  
505 Barton Springs Road  
Austin, Texas**

**CURRENT BOARD MEMBERS:**

☒ *Laurie Limbacher, Chair*  
☐ *Joe Arriaga*  
☒ *Meghan Kleon*  
☒ *Terri Myers*

☐ *John Rosato, Vice-Chair*  
☒ *Patti Hansen*  
☒ *Dan Leary*

**AGENDA**

**CALL TO ORDER**

**I. CITIZEN COMMUNICATION: GENERAL**

The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

No citizens signed up to speak.

**II. PUBLIC HEARINGS**

**A. DISCUSSION AND RECOMMENDATIONS ON HISTORIC ZONING CASES**

**1. C14-2010-0186**

**Robertson Building  
416 Congress Avenue**

Applicant: 3-BR-416 Congress LLC, owner; Mike McHone, agent

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Recommend historic zoning.

**COMMISSION ACTION:**

Mike McHone and Jeff Krolicki spoke in support; no speakers in opposition. The public hearing was closed (Leary/Hansen; Vote: 5-0, Rosato and Arriaga absent).

**MOTION:** (Leary/Hansen)

Recommend the proposed zoning change from CBD to CBD-CURE-H for the property's significance in architecture, historical associations, and community value.

**VOTE:** 5-0 (Arriaga and Rosato absent).

**B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

**1. C14H-1978-0008 – Cotton Exchange, 401 E. 6<sup>th</sup> Street - WITHDRAWN**

Proposal: Signage  
Applicant: Drew Randall  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Pending

**2. C14H-1984-0001 – Eugene Bremond Building, 801 Congress Avenue – APPROVED BY THE COMMITTEE FOR ADMINISTRATIVE APPROVAL BY STAFF.**

Proposal: Signage (re-review)  
Applicant: Ann Lewis, Lewis Sign Builders  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Pending

**3. C14H-1980-0011 – Haynes-Delashwah House, 1209 Rosewood Avenue – APPROVED BY THE COMMITTEE FOR ADMINISTRATIVE APPROVAL BY STAFF.**

Proposal: Construct outdoor restroom facilities  
Applicant: Doug Cameron, Cameron Construction  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Pending

**4. LHD-2011-0001 – 4003 Avenue B (Hyde Park)**

Proposal: Construct a second floor addition  
Applicant: Venture Four Architects, Inc. (Craig Kanewske)  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Committee Recommendation: Approve with the suggestion that the applicant consider single-light windows to increase the verticality of the windows in the addition.  
Staff Recommendation: Approve as proposed with the recommendation that the applicant consider larger windows in the addition..

**COMMISSION ACTION:**

Craig Kanewske told the Commissioners that after the Certificate of Appropriateness Review Committee, he had accepted their recommendations regarding the verticality of the windows on the addition and had incorporated those changes into the plans. The public hearing was closed – passed on consent (Kleon/Hansen). Vote: 4-0 (Arriaga and Rosato absent; Myers off-dais).

**MOTION:** (Kleon/Hansen)

Approve the Certificate of Appropriateness for the new plans with greater verticality to the windows in the addition.

**VOTE:** 4-0 (Arriaga and Rosato absent; Myers off-dais).

**5. LHD-2011-0002 – 4308 Avenue F (Hyde Park)**

Proposal: Construct a two-story addition

Applicant: Erik Ulland, H+UO Architects

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Approve as proposed after discussions.

Staff Recommendation: Approve as proposed.

**COMMISSION ACTION:**

No speakers (passed on consent). The public hearing was closed (Kleon/Hansen). Vote: 4-0 (Arriaga and Rosato absent; Myers off-dais).

**MOTION:** (Kleon/Hansen)

Approve the Certificate of Appropriateness for the new plans with greater verticality to the windows in the addition.

**VOTE:** 4-0 (Arriaga and Rosato absent; Myers off-dais).

**6. C14-2010-0186 – Robertson Building, 416 Congress Avenue – INITIAL CONCEPTUAL PROPOSAL REVIEWED FAVORABLY BY THE COMMITTEE WITH THE RECOMMENDATION TO CONTINUE DEVELOPING PLANS FOR FULL REVIEW BY THE COMMITTEE AND COMMISSION AT A LATER DATE.**

Proposal: Construct a new hotel addition and modifications to the façade.

Applicant: 3-BR-416 Congress, LLC

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Pending

**C. 1. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS  
NRD-2010-0148**

**2822 Wooldridge Drive (Old West Austin)**

Proposal: Construct a new duplex on a vacant lot

Applicant: Jeff Barger, architect

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the building permit as proposed.

**COMMISSION ACTION:**

Betty Trent, applicant spoke in favor and gave the rebuttal. Joyce Basciano, Candace Volz, and Keith Tanaguchi spoke in opposition. The public hearing was closed (Leary/Kleon). Vote: 4-0 (Arriaga and Rosato absent; Hansen off-dais).

**COMMISSION RECOMMENDATIONS:**

1. The second set of plans, which show the plans if the variance requested for additional FAR is not granted, is the preferable set, as the roof composition, form, and pitch are more in keeping with the neighborhood character.
2. If the applicant is trying to evoke the International Style, then the roof projections shown on the applicant's first set of plans (which will require a variance for additional FAR) are out of character with that style.
3. Concerns about the roof, which appears to be very aggressive. Modernism is a more refined and simple style, not with diagonals as shown in the first set of plans (which will require a variance for additional FAR). The first set of plans show an industrial-looking roof; the applicants should try to mitigate that and still have solar collectors. The roof as

proposed is jarring. The west elevation of the proposed duplex is much more fitting because it is simple.

4. Simplify the exterior elements and soften the roofline.
5. If solar collectors are driving the design, then try putting the collectors on the roof of the garage rather than on the roof of the main building so that the roofline can be modified.
6. Try to simplify the roof and think about flat monitors rather than the proposed clerestory for additional light in the duplex.
7. The proposed design is out of character with the neighborhood, and a lot of the problem is the proposed roofline. Consider a hipped roof instead of the proposed design.
8. Relate the duplex to the rest of the neighborhood in terms of materials.
9. The McMansion ordinance is intended to require a level of compatibility with the neighborhood in terms of materials and form.
10. The roofline, materials, and windows make the proposed building look too busy.
11. Simplify the mix of materials – use more of one and less of the other, whether it is stucco or wood.

**2. NRD-2011-0009 – 1608 Wethersfield Road (Old West Austin)**

Proposal: Construct a rear addition.

Applicant: Larry Anderson Construction, Inc.

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the permit as proposed.

**COMMISSION ACTION:**

No speakers (passed on consent). The public hearing was closed (Kleon/Hansen). Vote: 4-0 (Arriaga and Rosato absent; Myers off-dais).

**MOTION:** (Kleon/Hansen)

**Release the building permit as proposed.**

**VOTE:** 4-0 (Arriaga and Rosato absent; Myers off-dais).

**IV. COMMITTEE REPORTS**

**A. SPECIAL CERTIFICATES OF APPROPRIATENESS REVIEW COMMITTEE**

Commissioner Myers reported that the Committee had reviewed the two cases from the Hyde Park Local Historic District on tonight's agenda.

**B. OPERATIONS COMMITTEE**

Commissioner Limbacher reported that the Committee continues to meet.

**C. GRANTS COMMITTEE**

Commissioner Hansen reported that the Committee will meet again in March, 2011.

**D. PRESERVATION PLAN COMMITTEE**

Commissioner Kleon reported that the Committee will be setting a date for their next meeting.

**V. NEW BUSINESS**

**A. ITEMS FROM COMMISSIONERS**

No report.

**B. ITEMS FROM STAFF**

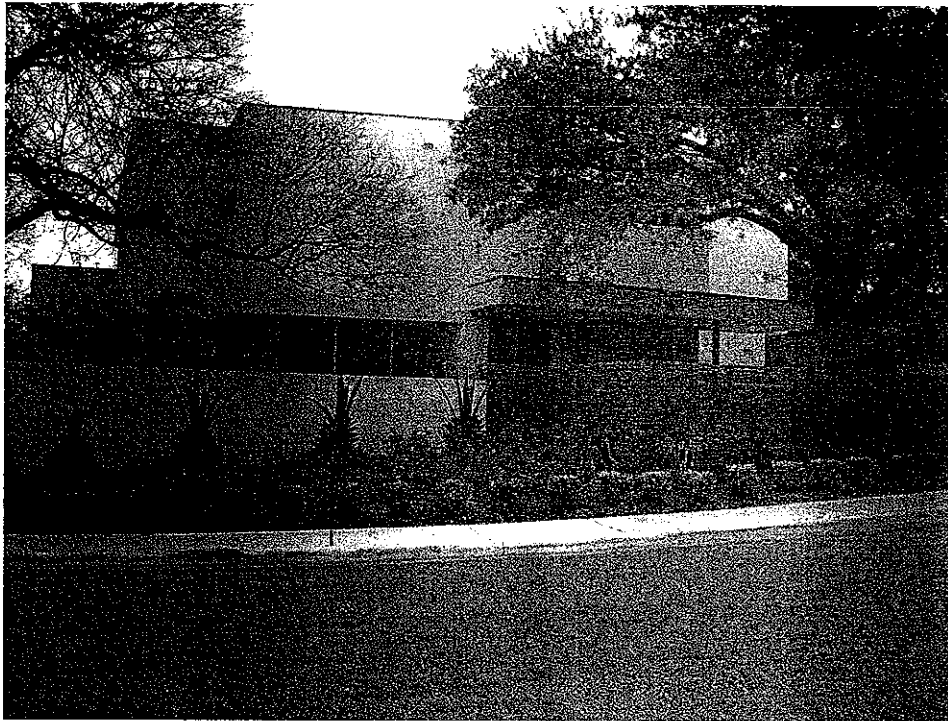
No report.

**ADJOURNMENT: 8:03 p.m.**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Sylvia Arzola, Planning and Development Review Department, at 512-974-6448 for additional information; TTY users route through Relay Texas at 711.

For more information on the Historic Landmark Commission, please contact Steve Sadowsky, Historic Preservation Officer, at 974-6454, or Lei Lonnie LaBonte, Administrative Staff, at 974-2890.





1303/05 W 29th St ~ 2000 sf x 4 units - 8000 \$

P1110005.JPG



2817 Woodbridge 4321 sf

P1110006.JPG



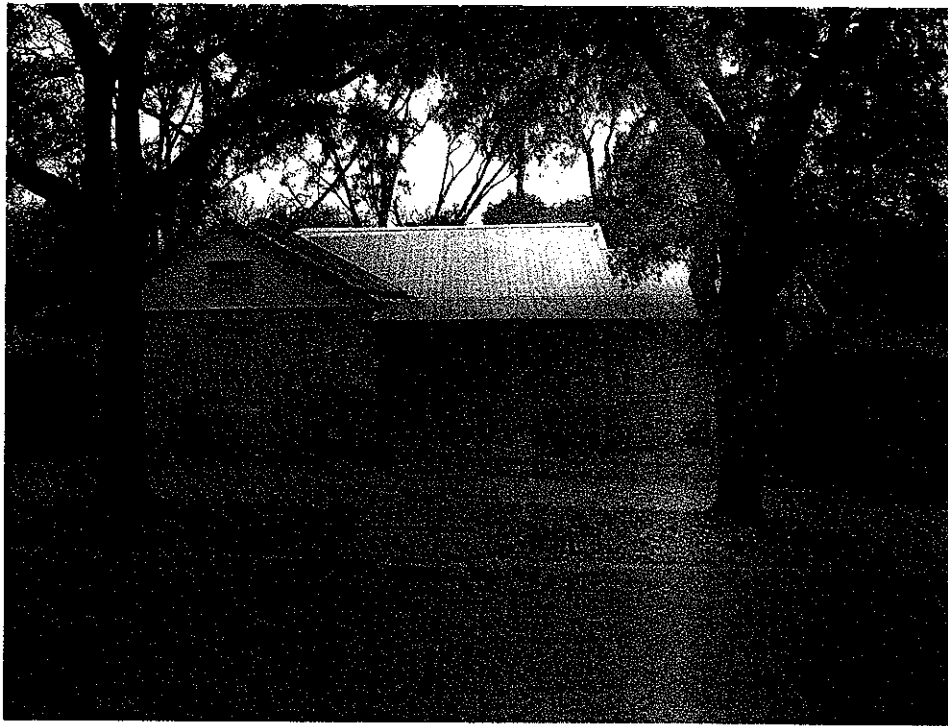
2808 Woodbridge 2437 sf

P1110009.JPG



2816 Woodbridge 1920 sf

P1110010.JPG



2218 Woodridge 1781 sf

P1110011.JPG



2020 sf. 1880 sf.

P1110012.JPG



2815 Woodbridge 3070 sf

P1110007.JPG



2805 Woodbridge 3016 s.ft.

P1110008.JPG

**TaxNetUSA: Travis County**

Property ID Number: 211031 Ref ID2 Number: 02170002020000

Owner's Name **BARGER JEFFREY L & BETTY J TRENT****Property Details**

Mailing Address 2601 MARIA ANNA RD  
AUSTIN, TX 78703-1626

Location 2822 WOOLDRIDGE DR 78703

Legal 60X130FT BLK 3 JONES & SEDWICK

Deed Date 08022006

Deed Volume

Deed Page

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1918

Block 3

Tract or Lot

Docket No. 2006150333TR

Abstract Code S06898

Neighborhood Code Z7540

**Value Information****2010 Preliminary**

Land Value 361,250.00

Improvement Value 63,775.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 425,025.00

10% Cap Value 0.00

Total Value 425,025.00

Data up to date as of 2011-01-14

**Value By Jurisdiction**

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		425,025.00	425,025.00	425,025.00	425,025.00
01	AUSTIN ISD	1.227000	425,025.00	425,025.00	425,025.00	425,025.00
02	CITY OF AUSTIN	0.457100	425,025.00	425,025.00	425,025.00	425,025.00
03	TRAVIS COUNTY	0.465800	425,025.00	425,025.00	425,025.00	425,025.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	425,025.00	425,025.00	425,025.00	425,025.00
68	AUSTIN COMM COLL DIST	0.095100	425,025.00	425,025.00	425,025.00	425,025.00

**Improvement Information**

Improvement ID	State Category	Description
172340	A1	1 FAM DWELLING

**Segment Information**

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
172340	199993	1ST	1st Floor	WW4	1964	1,155
172340	199994	2ND	2nd Floor	WW4	1964	1,155
172340	806360	011	PORCH OPEN 1ST F	*4	1964	48
172340	806361	011	PORCH OPEN 1ST F	*4	1964	48
172340	806362	051	CARPORT DET 1ST	*4	1964	432
172340	806363	095	HVAC RESIDENTIAL	**	1964	2,310
172340	806364	251	BATHROOM	**	1964	3
172340	806367	581	STORAGE ATT	WW3+	1964	80

Total Living Area **2,310****Land Information**

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
208542	LAND	A1	T	0.192	0	0	8,355







WOOLDRIDGE DR

2822

2820

OAKHURST AVE

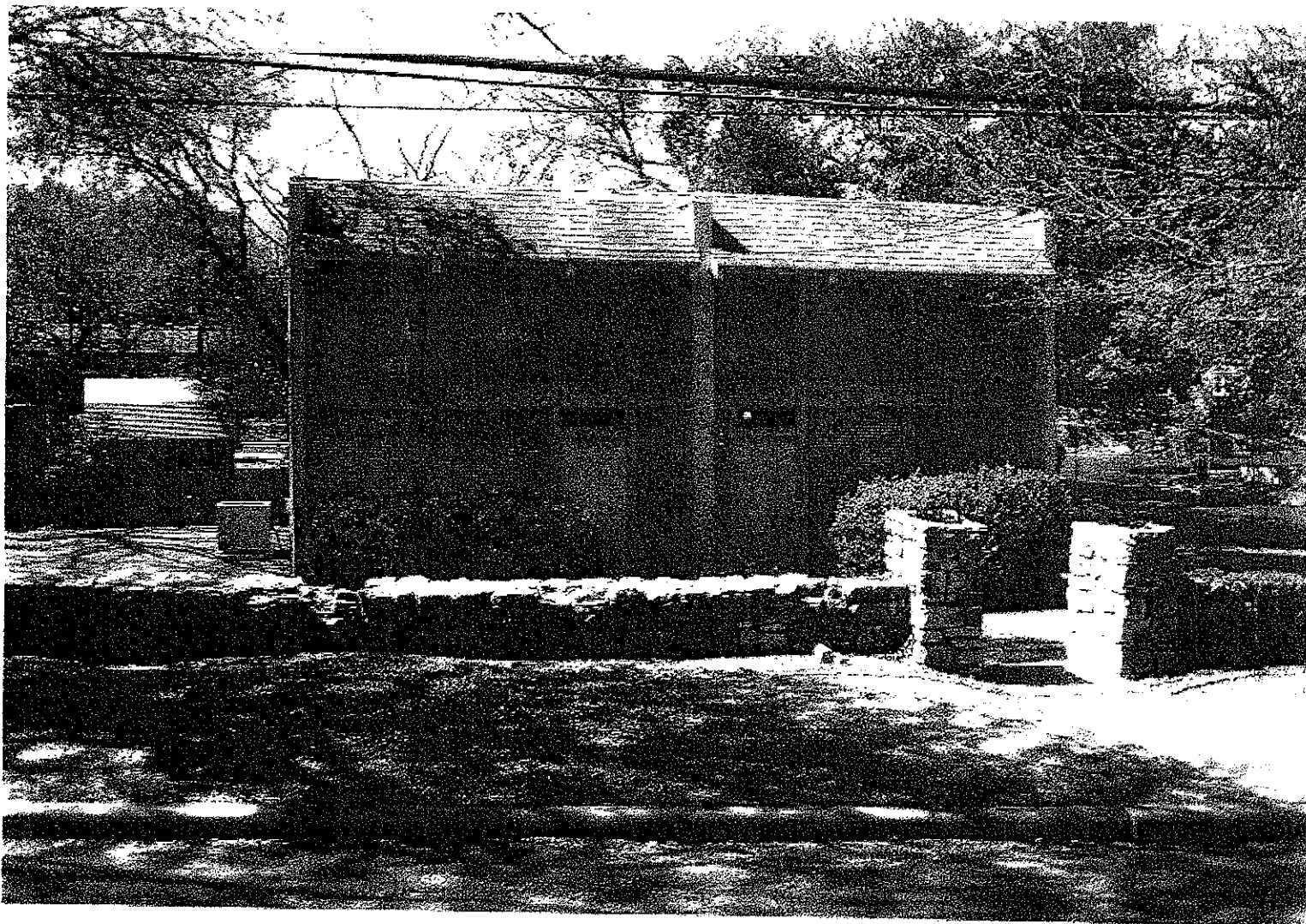




**ZONING BOUNDARY**



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



2822 Wooldridge Dr.



2822 WOOLDRIDGE DR



2822 Wooldridge DR.

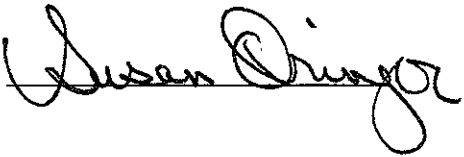
Support

Letters

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

A handwritten signature in cursive script, appearing to read "Susan Dringor", written over a horizontal line.

Dear Board :

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.


Signed

A handwritten signature in dark ink, appearing to be "R. J. B.", written over a horizontal line.

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

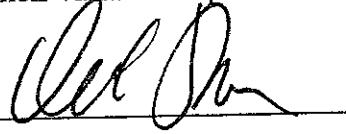
A handwritten signature in black ink, appearing to read "Luz Jones", written over a horizontal line.



Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

A handwritten signature in dark ink, appearing to read "David Shrum", written over a horizontal line.

David Shrum

2906 Oakhurst

Dear Board


As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed C. Alban

Dear Board :

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

The signature is written in cursive and appears to read "Peter Adam".

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

Car J.  
1410 Mobile Drive

Dear Board


As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

Andrea Jenkins-Sanz

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed   
Mark Hartel

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

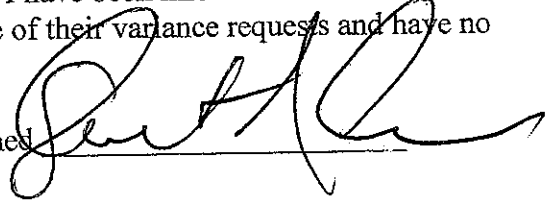
A handwritten signature in black ink, appearing to be 'J. Barger', written over a horizontal line.

832-466-2454

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

A handwritten signature in dark ink, appearing to be "J. B. Barger", written over a horizontal line.



Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Gayle W. Wedemeyer  
Harvey Voigt Wedemeyer  
1463 Mohle Drive

Dear Board

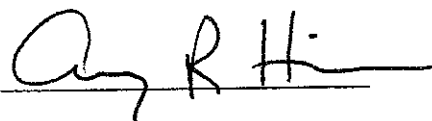
As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Lucy May

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

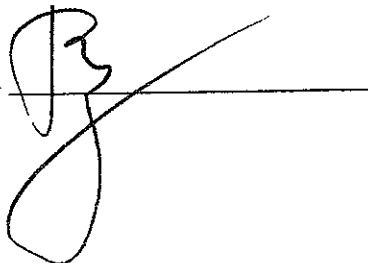
Signed

A handwritten signature in black ink, appearing to read "Amy R. Hill", written over a horizontal line.

Dear Board :

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

A handwritten signature, possibly reading "B. J.", is written over a horizontal line. The signature is stylized with a large, looped "B" and a smaller "J" or "T" following it.

Dear Board

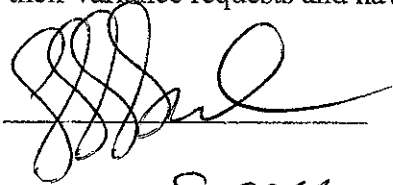
As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed C. Lugo Atalis  
1500 W. 29th Street

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

A handwritten signature in black ink, appearing to read 'Todd Sorrel', written over a horizontal line.

TODD SORREL  
1515 W. 29th  
AUSTIN, TX 78703

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

Carolyn Keelen  
1514 W. 29<sup>th</sup> Street

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Agnes Ho  
Agnes Ho



Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

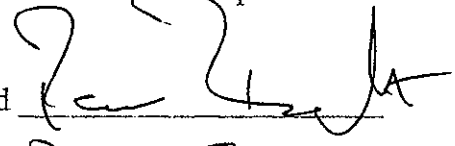
Signed



Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

 10/2/10

Paul Tervelt

1106 W. 29th

Austin TX 78703

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

Lin Trahan

Good luck!

That corner could use some new life!

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Jim Carls

Dear Board,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

A handwritten signature in black ink, appearing to be 'Leif Johnson', written over a horizontal line.

Leif Johnson

No objections on my part


Leif Johnson

1505 West 29th st.

Austin, TX 78703

Dear Board

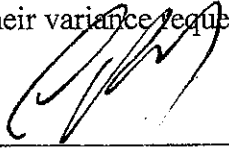
As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Daniel Kaderka 

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

  
CRAVEN MADDEOKA  
2804 WOOLDRIDGE

Good luck!



Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

Mrs. Gannaway  
2808 A Wooldridge Dr.



Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Wendy Albright  
2817 Wooldridge

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed


Al Sheffield

1305 Northwood Rd

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

R. Byrum 

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

A handwritten signature in cursive script, appearing to read "Jeffrey Barger", written over a horizontal line.

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

Harry & Tommy  
Robb

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

Susan Cinger

Dear Board

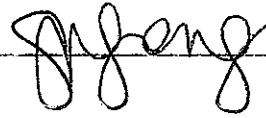
As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Jay Merchant

Dear Board:

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed \_\_\_\_\_

A handwritten signature in cursive script, appearing to read 'Sheldon Long', written over a horizontal line.

Sheldon Long



Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

Jack Collins  
Nancy Collins

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

Steven Stayton  
1411 West 29th  
Street

Dear Board

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

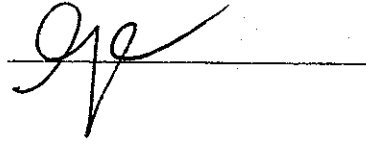
Signed



Dear Board (

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

A handwritten signature in cursive script, appearing to read 'Andrew Koch', written over a horizontal line.

Andrew Koch

1504 Mohle Dr

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 11-002992R

ADDRESS 2822 Wooldridge Drive

Contact: Sylvia Benavidez, 974-2522

Public Hearing: February 2, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Marshall Durrett

Your Name (please print)

1305 West 29th Street, Unit B

Your address(es) affected by this application

Marshall Durrett

Signature

01-27-2011

Date

Comments:

Busy corner with no  
adverse effect on neighboring  
properties. Previous use was  
duplex & single family would  
not be marketable at this  
location. My hope is that the  
driveway(s) and parking will  
be accessed from the alley  
instead of Wooldridge or 29th.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number: 11-002992R**

**ADDRESS 2822 Wooldridge Drive**

**Contact: Sylvia Benavidez, 974-2522**

**Public Hearing: February 2, 2011**

**Residential Design and Compatibility Commission**

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

\_\_\_\_\_  
Your Name *(please print)*

John A Adams

\_\_\_\_\_  
Your address(es) affected by this application

1402 Mohle Dr. Austin

2/1/11

\_\_\_\_\_  
Signature

John A Adams

\_\_\_\_\_  
Date

\_\_\_\_\_  
Comments:

Do not want to see an increase  
in density in the area

\_\_\_\_\_  
If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 11-002992R

ADDRESS 2822 Wooldridge Drive

Contact: Sylvia Benavidez, 974-2522

Public Hearing: February 2, 2011

Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Condace M. Volz

Your Name (please print)

Pemberton Heights Neighborhood Association

Your address(es) affected by this application

Condace M. Volz

Signature

2.3.11

Date

Comments: Our Neighborhood association opposes  
requests for variances from the McManis  
ordinance. We believe that such a variance  
request granted would give the owner a  
financial advantage over his neighbors.

This owner has already received one variance  
which our N.A. supported because ~~the~~ adjacent  
neighbors have requested & received the same  
variance - to reduce their rear setback on Oakhurst  
from 25' to 15'.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

The owner then requested a  
2nd variance that would  
allow them to reduce their north  
setback because of its proximity  
to city-owned property next  
door. They wanted to expand  
an existing duplex on their property.  
When the 2nd variance request was  
denied, the owners demolished the  
existing duplex. They now want to build a  
new larger duplex. with a 3rd variance request

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 11-002992R

ADDRESS 2822 Wooldridge Drive

Contact: Sylvia Benavidez, 974-2522

Public Hearing: February 2, 2011

Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Anne Gannaway

Your Name (please print)

2808 Wooldridge Drive

Your address(es) affected by this application

Anne Gannaway

Signature

1/24/11

Date

Comments:

*additional*  
No allowance! 40% is more  
than enough. Building/Design Codes  
were written for compliance purposes.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810



**Benavidez, Sylvia**

---

**From:** Candace Volz [cmcvolz@yahoo.com]  
**Sent:** Wednesday, February 02, 2011 4:35 PM  
**To:** Benavidez, Sylvia  
**Subject:** Case #11-002992R \* TONIGHT \*

Sylvia-

I am the zoning and permits person on the board of the Pemberton Heights Neighborhood Assoc. I just received notice of the RDCC hearing tonight of Case # 11-002992R regarding a variance request for 2822 Wooldridge Dr.

The PHNA opposes all variance requests to the McMansion Ordinance. We believe that to grant a homeowner such a variance gives them an unfair financial benefit that their neighbors do not share. We also oppose other types of variance requests for the same reason.

The owner of 2822 Wooldridge has already received one variance request, which the PHNA supported, that allows construction of a new garage with a 15' setback on the Oakhurst side of their property. The PHNA has supported the same variance request for other homeowners whose property backs to Oakhurst.

I apologize for getting this notice to you so late, but only received the notice yesterday afternoon-  
Candace Volz, 477-2488

Candace Volz, ASID  
Volz & Associates, Inc.  
1105 W. 42nd St.  
Austin, TX 78756  
www.volzassociates.com  
Off. 512-476-0433  
Fax 512-476-2198  
Cell 512-431-2797